

**Project Address:** 5338 East San Miguel Avenue Paradise Valley, Arizona 85253

Subdivision / lot: Lot 29 of the Stone Canyon Amended subdivision

**APN:** 172-47-086

### NARRATIVE:

This application is to split the lot 29 of the Stone Canyon Amended subdivision into two lots. The Stone Canyon subdivision was originally plated in 1955 and amended to the current state in 1992, prior to the current Town of Paradise Valley Ordinances. Like many of the unique hillside lots in Paradise Valley the current lot is an irregular shape and does not meet the current Ordinance section 6-3-5 B "All side lines of lots shall be at right angles to straight street lines and radial to curved street lines for a distance equal to the horizontal distance between the property line and the front setback line." Due to the unique topography this is common and is a pre-existing condition.

Lot 29 is 102,029 sf [2.342 acres] and is zoned R-43 hillside. Since the lot is under 2.5 net acres this lot split is required to go through the non-administrative land modification process.

The proposed lot split will result in two lots.

Lot 1: proposed size: 44,282 [1.017 acres] zoned R-43 hillside Lot 2: proposed size: 57,759 [1.326 acres] zoned R-43 hillside

Both proposed lots will meet all the requirements of Article 6-3 standards of design except for section 6-3-5 B "All side lines of lots shall be at right angles to straight street lines and radial to curved street lines for a distance equal to the horizontal distance between the property line and the front setback line." The new proposed property line dividing the two lots was shifted during the review process to be perpendicular to the northern property line to adhere to the ordinance as much as possible.

The proposed lot split will also meet the requirements of Article XXII section 2209 of the Hillside ordinance for a lot split.

Currently there are no plans to develop either lot, however preliminary plans are provided that show how the lots could be developed under the current ordinance without any variances.

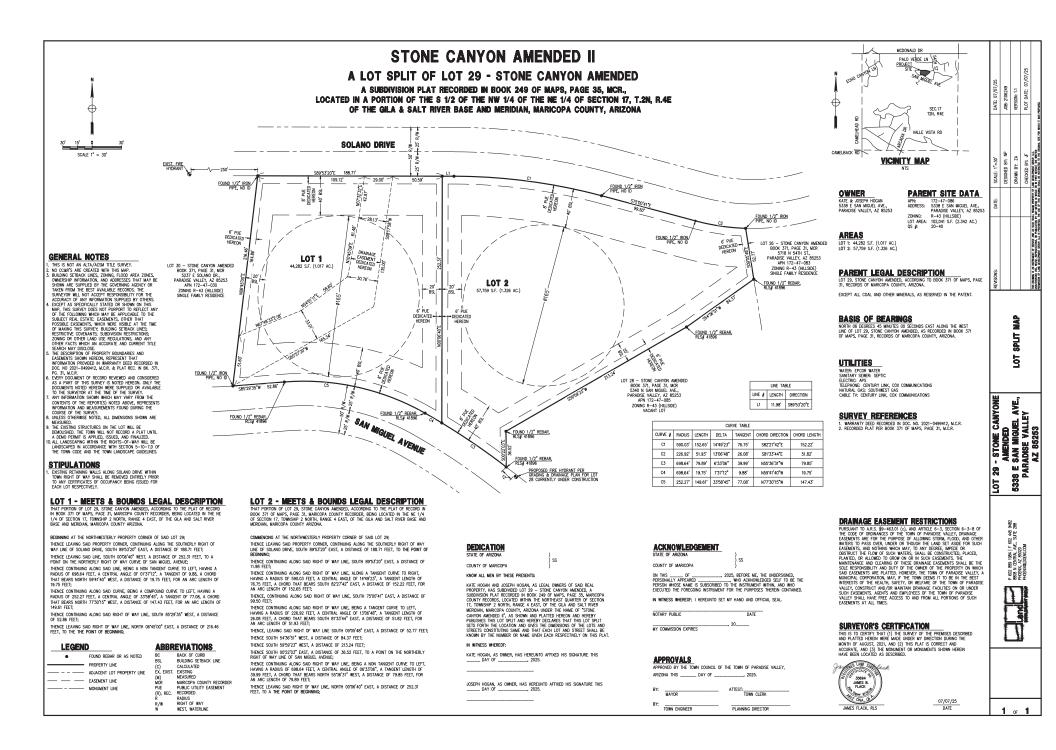
This application is requesting to defer some of the requirements for the lot split to occur at the time the lots are being developed. The Town of PV staff have reviewed the requests and have agreed that they can be reviewed and approved by the Town prior to the issuance of the building permit. These will be added as stipulations to the lot split.

The proposed deferred requirements:

- 1. Landscape plan per section 5-10-7.D
  - o Please note that the current owner has served the neighborhood and the Town of PV by removing an abandoned house on the lot, that was a blight on the neighborhood and presented a safety risk. The Lot has been significantly improved with extensive revegetation that was approved by the Town of PV and Hillside.
  - o The required R.O.W. landscape should be designed at the time of development to coincide with new driveway and civil improvements that will be required in the R.O.W. along Solano Drive
- 2. Road improvements along Solano Drive
  - o The current road width along the frontage of the property is equal to or greater than the 18 feet width requirement.
  - o The town engineer has agreed that any road improvements / ribbon curb can be reviewed at the time of the lots developments after a through Grading and Drainage Plan can be reviewed.

There are currently two existing site walls within the right of way along Solano Drive that were maintained during the previous demolition / revegetation phase. The civil engineer, during this phase, and the town engineer both agreed that the site wall should remain in place to prevent erosion. A right or way encroachment permit is currently being reviewed by the town of PV to allow the existing retaining walls to remain.

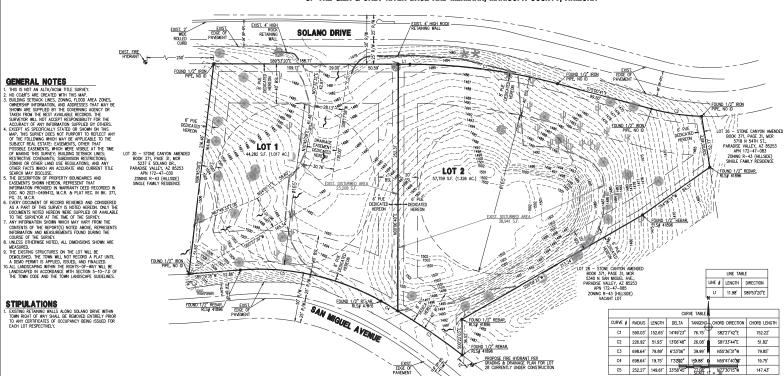
The current lot and the proposed lots currently do not have access to the city of Phoenix Sewer. Each proposed lot at the time of development will need to analyze the cost / feasibility to tie into the existing sewer on N. 54<sup>th</sup> Street. This is currently a requirement by the Town of Paradise Valley. If it is not feasible the lots will be on a septic system which is similar to the neighboring lots.



## STONE CANYON AMENDED II

## A LOT SPLIT OF LOT 29 - STONE CANYON AMENDED

A SUBDIVISION PLAT RECORDED IN BOOK 249 OF MAPS, PAGE 35, MCR., LOCATED IN A PORTION OF THE S 1/2 OF THE NW 1/4 OF THE NE 1/4 OF SECTION 17, T.2N. R.4E OF THE GILA & SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



### LOT 1 - MEETS & BOUNDS LEGAL DESCRIPTION

THAT PORTION OF LOT 29, STONE CANYON AMENDED, ACCORDING TO THE PLAT OF RECORD IN BOOK 371 OF MAPS, PAGE 31, MARICOPA COUNTY RECORDER, BEING LOCATED IN THE NE 1/4 OF SECTION 17, TOMONSHIP S. OMERTI, PAGING E 4EST, OF THE GLA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY ARIZONA.

BEGINNING AT THE NORTHWESTERLY PROPERTY CORNER OF SAID LOT 29: THENCE, LEAVING SAID PROPERTY CORNER, CONTINUING ALONG THE SOUTHERLY RIGHT OF WAY LINE OF SOLAND DRIVE, SOUTH 89'53'20" EAST, A DISTANCE OF 200.71 FEET; THENCE LEAVING SAID LINE, SOUTH 06'56'54" WEST, A DISTANCE OF 244.07 FEET, TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF SAN MIGUEL AVENUE;

POINT ON THE NORTHERLY THREET OF WAY LOW S AN AMOUNT AVENUE.

THENCE, CONTINUON ALONG SAID LINE, BEING A NON TANCENIT CURVE TO LEFT, HAVING A RADIUS OF 252.27 FEET, A CENTRIAL ANGLE OF 3356'45". A TANGENT OF 77.03, A CHORD THAT BEARS NORTH 772015" NEXT, A DISTANCE OF 14-43.5 FEET, FOR AN ARC LENGTH OF 149.61 FEET, TO THE SOUTHWESTERLY PROPERTY CORNER OF SAID LOT 29.

THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE, SOUTH 85'29'35" WEST, A DISTANCE OF 52.86 FEET; THENCE, LEAVING SAID RIGHT OF WAY LINE, NORTH 06'45'00" EAST, A DISTANCE OF 216.46 FEET. TO THE THE POINT OF BEGINNING:

CONTAINING 43,582 S.F. (1,000 AC.): MORE OR LESS

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**GENERAL NOTES** 

**STIPULATIONS** 

•	FOUND REBAR OR AS NOTED
l	PROPERTY LINE
	ADJACENT LOT PROPERTY LINE
— — —	EASEMENT LINE
	MONUMENT LINE

### **ABBREVIATIONS**

BC	BACK OF CURB
BSL	BUILDING SETBACK LINE
(C)	CALCULATED
EX, EXIST.	
(M)	MEASURED
MCR	MARICOPA COUNTY RECO
PUE	PUBLIC UTILITY EASEMEN
(R), REC.	RECORDED
R	RADIUS
R/W	RIGHT OF WAY

### LOT 2 - MEETS & BOUNDS LEGAL DESCRIPTION

THAT PORTION OF LOT 29, STONE CANYON AMENDED, ACCORDING TO THE PILAT OF RECORD IN BOOK 371 OF MAPS, PAGE 31, MARICOPA COUNTY RECORDER, BEING LOCATED IN THE NE 1/4 OF SECTION 17, TOWNSHIP 2 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER

COMMENCING AT THE NORTHWESTERLY PROPERTY CORNER OF SAID LOT 29: THENCE, LEAVING SAID PROPERTY CORNER, CONTINUING ALONG THE SOUTHERLY RIGHT OF WAY LINE OF SOLAND ORIVE, SOUTH 89°53'20" EAST, A DISTANCE OF 200.71 FEET, TO THE POINT OF BEGINNING.

POINT OF BEGINNING; THENECE, CONTINUING ALONG SAID RIGHT OF WAY LINE, ALONG A TANGENT CURVE TO RIGHT, HAWRIG A PADIUS OF 591.56 FEET, A CENTRAL ANGLE OF 1447/02". A TANGENT LENGTH OF 767.75 FEET, A CHORD THAT BEARS SOUTH 8228/36" EAST, A DISTANCE OF 152.22 FEET, FOR AN ARC LENGTH OF 152.64 FEET;

THENCE, CONTINUING ALONG SAID RIGHT OF WAY LINE, SOUTH 75'00'59" EAST, A DISTANCE OF 99.51 FFFT:

UP 99.3-1 FEET;
HENCE CONTINUENC ALONG SAID RIGHT OF WAY LINE, BEING A TANGENT CLIRVE TO LEFT,
HAVING A RADIUS OF 226.92 FEET, A CENTRAL ANGLE OF 13°06"46", A TANGENT LENGTH OF
26.06 FEET, A CHORD THAT BEARS SOUTH B1°33"44" EAST, A DISTANCE OF 51.82 FEET, FOR
AN ARC LENGTH OF 51.82 FEET; THENCE, LEAVING SAID RIGHT OF WAY LINE SOUTH 09'05'48" EAST, A DISTANCE OF 52.77

THENCE SOUTH 54'36'51" WEST, A DISTANCE OF 84.37 FEET: THENCE SOUTH 59'59'23" WEST. A DISTANCE OF 213.24 FFFT:

HENCE SURIN 09 25 MEST, A DISTANCE OF 22.24 FEET, TO A POINT ON THE HENCE SURIN 100 FOOT FAST, A DISTANCE OF 8.25 FEET, TO A POINT ON THE THENCE CONTINUES, A DISTANCE, OF MAY USE, ERROR A NON TANCENT CURVE TO LETT, HANDOR A PROLED OF 6864 FEET, A CONTRAL ANDLE OF 6901676, TA AND LINCH OF 4.901 FEET, A CHROR THAT ERROR SCREEN 5625'07 MEST, A DISTANCE OF 9.565 FEET, FOR A MED LIDERLY OF 9644 FEET.

THENCE LEAVING SAID RIGHT OF WAY LINE, SOUTH 06'56'54" WEST, A DISTANCE OF 244.07 FEET. TO A THE POINT OF BEGINNING:

CONTAINING 58,454 S.F. (1.342 AC.); MORE OR LESS

### DEDICATION

### KNOW ALL MEN BY THESE PRESENTS:

KATH MOAN MAD STEPH MOAN, AS LEGAL OWNERS OF SAD REAL PROPERTY HAS SUBDIVED LOT 29 — STORE CANYON MADRIED, AS DESCRIBED HAVE AS DESCRIBED HAVE AND AS A SECRET HAS DESCRIBED HAVE AND AS A SECRET HAS A

KATE HOGAN, AS OWNER, HAS HEREUNTO AFFIXED HIS SIGNATURE THIS

JOSEPH HOGAN, AS OWNER, HAS HEREUNTO AFFIXED HIS SIGNATURE THIS

### **ACKNOWLEDGEMENT**

ss ( COUNTY OF MARICOPA

ON THIS OF 2024, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED , WHO ACKNOMEDOED SELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF: I HEREUNTO SET MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC MY COMMISSION EXPIRES

## **APPROVALS**

APPROVED BY THE TOWN COUNCIL OF THE TOWN OF PARADISE VALLEY, ARIZONA THIS \_\_\_\_\_\_ DAY OF \_\_\_\_\_\_ 2024.

ATTEST: \_\_\_\_\_TOWN CLERK BY: MAYOR BY: TOWN ENGINEER COMMUNITY DEVELOPMENT DIRECTOR



## **OWNER**

### PARENT SITE DATA

APN: 172-47-086 ADDRESS: 5338 E SAN MIGUEL AVE., PARADISE VALLEY, AZ 85253 ZONING: R-43 (HILLSIDE) LOT AREA: 102,036 S.F (2.342 AC.) QS #: 20-40

### **AREAS**

LOT 1: 43,582 S.F. (1.000 AC.) LOT 2: 58,454 S.F. (1.342 AC.)

## PARENT LEGAL DESCRIPTION

LOT 29, STONE CANYON AMENDED, ACCORDING TO BOOK 371 OF MAPS, PAGE 31, RECORDS OF MARICOPA COUNTY, ARIZONA.

EXCEPT ALL COAL AND OTHER MINERALS, AS RESERVED IN THE PATENT.

### **BASIS OF BEARINGS**

NORTH 06 DEGREES 45 MINUTES 00 SECONDS EAST ALONG THE WEST LINE OF LOT 29, STONE CANYON AMENDED, AS RECORDED IN BOOK 371 OF MAPS, PAGE 31, RECORDS OF MARCIOPA COUNTY, ARZIONA.

BENCHMARK
BRASS CAP FLUSH AT THE NORTHEAST CORNER OF THE INTERSECTION OF 56TH STREET AND INCOONALD DRIVE, HAVING AN ELEVATION OF 1417.248

### UTILITIES

WATER: EPCOR WATER
SANITARY SEWER: SEPTIC
ELECTRIC: APS
TELEPHONE: CENTURY LINK, COX COMMUNICATIONS

### SURVEY REFERENCES

### DRAINAGE EASEMENT RESTRICTIONS

DRAMAGE EASEMENT RESTRICTIONS

PRISANIT DA SE, DIFAGO (2) AN APTIGE 6-3. SECTION 6-3-0 OF THE CORE OF ORDINACES OF THE TONE OF PARAMETE STATES. SECTION 6-3-0 OF THE CORE OF ORDINACES OF THE TONE OF PARAMETE WALLEY, DRAMAGE STORM, TACK OF THE CORE OF THE CORE

### SURVEYOR'S CERTIFICATION

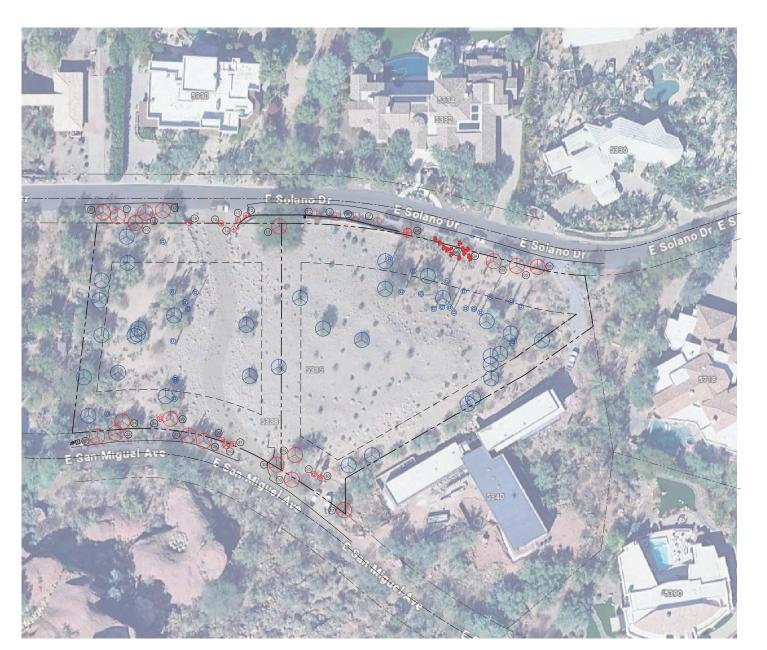
THIS IS TO CERTIFY THAT (1) THE SURVEY OF THE PREMISES DESCRIBED AND PLATTED HEREIN WERE MADE UNDER MY DIRECTION DURING THE



TOPOGRAPHY

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88 2 889 1984 | F 602 445 9 N CENTRAL ANE, SUITE 2 NX, AZ 85020 NXMEDICENG.COM



## NATIVE PLAN INVENTORY

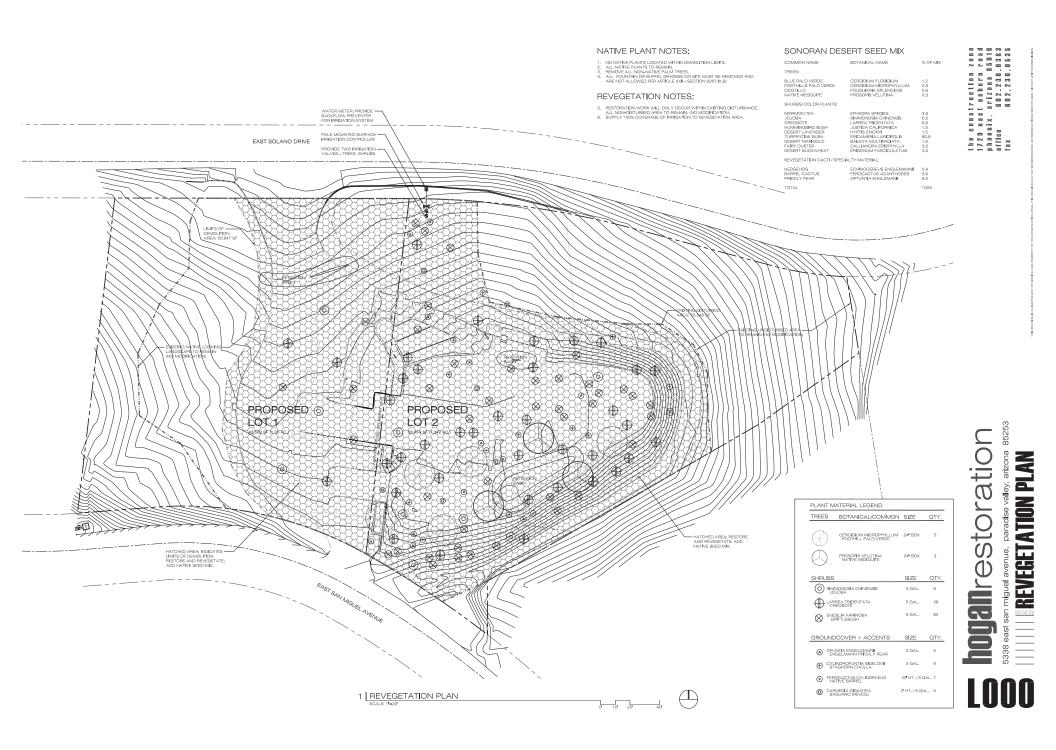
PLANT #	SPECIES	CALIPER	NOTES
(01)	FOOTHILL PALO VERDE	6*	REMAIN IN PLACE
(2)	FOOTHILL PALO VERDE	8'	REMAIN IN PLACE
(3)	FOOTHJUL PALO VERDE	17"	REMAIN IN PLACE
(04)	VIOLET PRICKLY PEAR	-	REMAIN IN PLACE
66	COW'S TONGUE PRICKLY PEAR	-	REMAIN IN PLACE
(06)	CREOSOTE	-	REMAIN IN PLACE
(a)	FOOTHILL PALO VERDE	<4	REMAIN IN PLACE
<u>@</u>	FOOTHILL PALO VERDE	<4"	REMAIN IN PLACE
09	FOOTHILL PALO VERDE	<4 <b>•</b>	REMAIN IN PLACE
10	FOOTHILL PALO VERDE	<4	REMAIN IN PLACE
11	MESQUITE	100°	REMAIN IN PLACE
12	JUMPING CHOLLA	-	REMAIN IN PLACE
13	JUMPING CHOLLA	-	REMAIN IN PLACE
14	JUMPING CHOLLA	-	REMAIN IN PLACE
15	NATIVE BARREL	-	REMAIN IN PLACE
18	JUMPING CHOLLA	-	REMAIN IN PLACE
17	MESQUITE	30°	REMAIN IN PLACE
18	FOOTHILL PALO VERDE	10"	REMAIN IN PLACE
19	FOOTHILL PALO VERDE	16 <b>'</b>	REMAIN IN PLACE
20	FOOTHILL PALO VERDE	12"	REMAIN IN PLACE
21	FOOTHILL PALO VERDE	10*	REMAIN IN PLACE
23	FOOTHILL PALO VERDE	12	REMAIN IN PLACE
24	FOOTHILL PALO VERDE	12*	REMAIN IN PLACE
25	SAGUARO	-	REMAIN IN PLACE
26	FOOTHILL PALO VERDE	14	REMAIN IN PLACE
27	FOOTHILL PALO VERDE	16*	REMAIN IN PLACE
28	FOOTHILL PALO VERDE	16*	REMAIN IN PLACE
29	ORGAN PIPE CACTUS	-	REMAIN IN PLACE
30	OCOTILLO	-	REMAIN IN PLACE
(31)	ORGAN PIPE CACTUS	-	REMAIN IN PLACE
32	MESQUITE	18	REMAIN IN PLACE
33	FOOTHILL PALO VERDE	16*	REMAIN IN PLACE
34	FOOTHILL PALO VERDE	16	REMAIN IN PLACE
35	SAGUARO	-	REMAIN IN PLACE
38	SAGUARO	-	REMAIN IN PLACE
37	IRONWOOD	16"	REMAIN IN PLACE

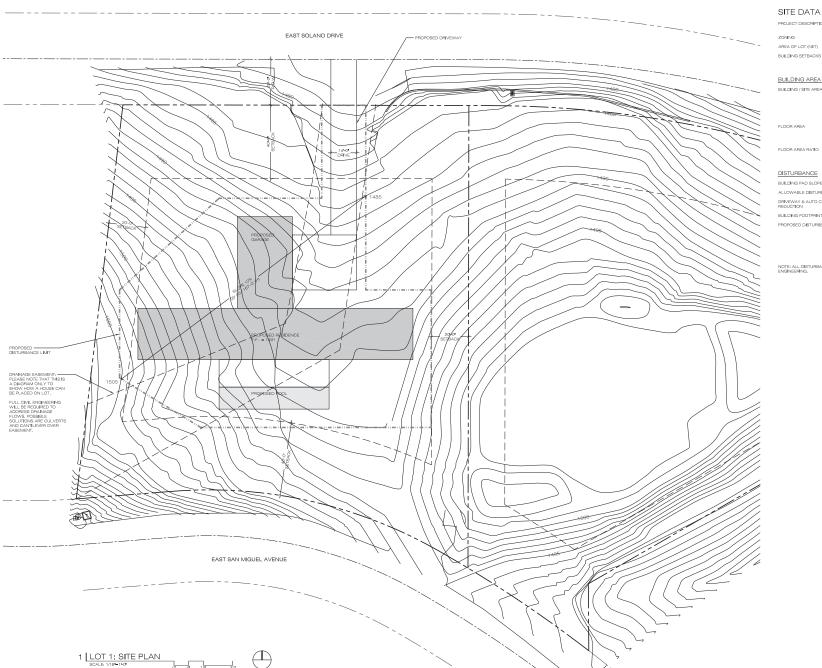
NOTE:

LANDSCAPE PLAN FOR THE RIGHTS-OF-WAY (IN ACCORDANCE WITH SECTION 5-10-7.D OF THE TOWN CODE) SHALL BE REVIEWED AND APPROVED BY THE TOWN PRIOR TO ISSUANCE OF THE FIRST BUILDING PERMIT AND THE LANDSCAPING MUST BE INSTALLED PRIOR TO RELEASE OF THE FIRST COFO

338 east san miguel avenue, paradise valley, arizona 85253 **L000** 







### SITE DATA

LOT 1: 44.282 SF (1.017 ACRES±) AREA OF LOT (NET)

BUILDING SETBACKS

FRONT 40 FT REAR 40 FT SIDE 20 FT

### BUILDING AREA & FLOOR AREA RATIO

CONDITIONED: GROUND FLOOR (SECOND STORY OPTION) UNCONDITIONED:

COVERED PATIO: ±1,000 SF ±6,500 SF ±3,000 SF

### DISTURBANCE

BUILDING PAD SLOPE 12% (20 VERT. / 167 HORIZ.)

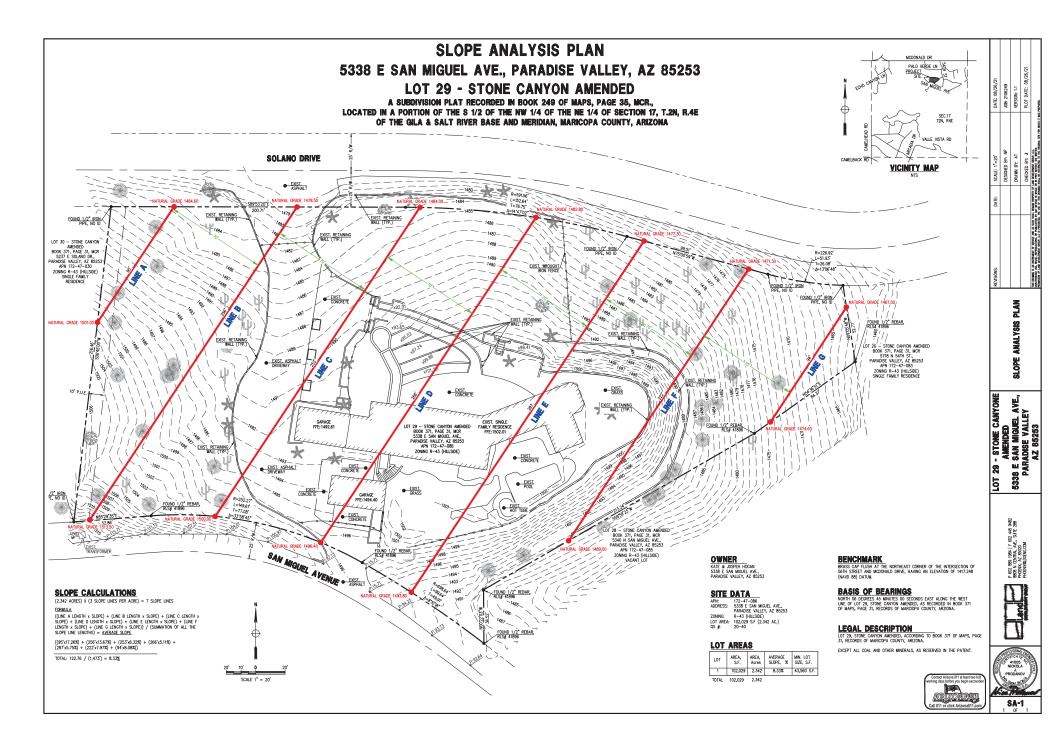
DRIVEWAY & AUTO COURT REDUCTION

BUILDING FOOTPRINT ±5,500 SF

NOTE: ALL DISTURBANCE CALCULATION ESTIMATED UNTIL FINAL ENGINEERING.



miguel lot split 338 east san miguel avenue, paradise valley.



# OFFSITE PAVING PLAN STONE CANYON AMENDED II

## A LOT SPLIT OF LOT 29 - STONE CANYON AMENDED

A SUBDIVISION PLAT RECORDED IN BOOK 249 OF MAPS, PAGE 35, MCR. LOCATED IN A PORTION OF THE S 1/2 OF THE NW 1/4 OF THE NE 1/4 OF SECTION 17, T.2N, R.4E OF THE GILA & SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

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## **TOWN OF PARADISE VALLEY NOTES**

- PRIOR TO THE FIRST INSPECTION OF STRUCTURES WITHIN 3 FEET OF A SETBACK LINE. THE PROPERTY PINS SHALL BE PLACED BY A REGISTERED CIVIL ENGINEER OR LAND SURVEYOR OF THE STATE OF ARIZONA, AND THE PROPERTY LINE(S) IDENTIFIED.
- WHERE EXCAVATION IS TO OCCUR THE TOP 4" OF EXCAVATED NATIVE SOIL SHALL REMAIN ON THE SITE AND SHALL BE REUSED IN A MANNER THAT TAKES ADVANTAGE OF THE NATURAL SOIL SEED BANK IT CONTAINS.
- ALL WORK REQUIRED TO COMPLETE THE CONSTRUCTION COVERED BY THIS PLAN SHALL BE IN ACCORDANCE WITH THE MARICOPA ASSOCIATION OF GOVERNMENTS (M.A.G.) STANDARD SPECIFICATIONS AND DETAILS AND CURRENT SUPPLEMENTS THEREOF PER THE LOCAL MUNICIPALITY UNLESS SPECIFIED OTHERWISE IN THESE PLANS OR ELSEWHERE IN THE CONTRACT DOCUMENTS.
- THE CONTRACTOR IS TO COMPLY WITH ALL LOCAL STATE, AND FEDERAL LAWS AND REGULATIONS APPLICABLE
- TO THE CONSTRUCTION COVERED BY THIS PLAN. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND COMPLYING WITH ALL PERMITS REQUIRED TO
- COMPLETE ALL WORK COVERED BY THIS PLAN. ALL EXTERIOR SITE LIGHTING SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS FOR TYPE, LOCATION, HEIGHT, WATTAGE, AND LUMEN BASED UPON THE FIXTURES INSTALLED PURSUANT TO SECTION 1023 OF THE TOWN OF PARADISE VALLEY ZONING ORDINANCE FOR NON-HILLSIDE PROPERTIES, SECTION 2208 OF THE TOWN OF PARADISE VALLEY ZONING ORDINANCE FOR HILLSIDE PROPERTIES. OR AS SPECIFIED IN THE SPECIAL
- USE PERMIT FOR SPECIAL USE PERMIT PROPERTIES. A DUST CONTROL PLAN AND PERMIT MEETING THE REQUIREMENTS OF RULE 310 OF THE MARICOPA COUNTY AIR POLLUTION CONTROL REGULATIONS, AS AMENDED, IS REQUIRED.
- A SEPARATE RIGHT-OF-WAY PERMIT IS NECESSARY FOR ANY OFF-SITE CONSTRUCTION. 9. AN APPROVED GRADING AND DRAINAGE PLAN SHALL BE ON THE JOB SITE AT ALL TIMES. DEVIATIONS FROM THE PLAN MUST BE PRECEDED BY AN APPROVED PLAN REVISION.
- 10. EAVE PROJECTIONS INTO REQUIRED SETBACKS ARE LIMITED TO A MAXIMUM OF 24" PURSUANT TO SECTION 1008 OF THE TOWN OF PARADISE VALLEY ZONING ORDINANCES.
- 11. ALL STRUCTURES AND LANDSCAPING WITHIN THE SIGHT VISIBILITY TRIANGLE SHALL HAVE A 2 FOOT MAXIMUM
- 12. ALL NEW AND EXISTING ELECTRICAL SERVICE LINES SHALL BE BURIED PER THE TOWN OF PARADISE VALLEY
- 13. IT SHALL BE THE RESPONSIBILITY OF THE PERMITTEE TO ARRANGE FOR THE RELOCATION AND RELOCATION COSTS OF ALL UTILITIES. AND TO SUBMIT A UTILITY RELOCATION SCHEDULE PRIOR TO THE ISSUANCE OF AN ENGINEERING CONSTRUCTION PERMIT.
- 14. EXISTING AND/OR NEW UTILITY CABINETS AND PEDESTALS SHALL BE LOCATED A MINIMUM OF 4'BEHIND ULTIMATE BACK OF CURB LOCATION.
- 15. POOL, SPA, BARBECUE AND ANY PROPOSED STRUCTURES OVER 8"ABOVE GRADE REQUIRE SEPARATE PERMIT 16. POOLS SHALL BE CONSTRUCTED BY SEPARATE PERMIT AND SECURED FROM UNWANTED ACCESS PER TOWN
- CODE, ARTICLE 5-2. 17. ALL FILL MATERIAL UNDER SLABS AND WALKS SHALL BE COMPACTED TO NOT LESS THAN 95%.
- 18. SETBACK CERTIFICATION IS REQUIRED AND SHALL BE PROVIDED TO TOWN INSPECTOR PRIOR TO STEM WALL
- 19. FOR BUILDING PADS THAT HAVE 1'OR MORE OF FILL MATERIAL, SOILS COMPACTION TEST RESULTS ARE REQUIRED AND SHALL BE PROVIDED TO TOWN INSPECTOR PRIOR TO PRE-SLAB INSPECTION.
- 20. FINISHED FLOOR ELEVATION CERTIFICATION IS REQUIRED AND SHALL BE PROVIDED TO TOWN INSPECTOR PRIOR TO STRAP AND SHEAR INSPECTION.
- 21. MAIL BOXES SHALL COMPLY WITH THE TOWN OF PARADISE VALLEY STANDARDS FOR MAIL BOXES IN THE RIGHTOF-WAY FOR HEIGHT, WIDTH AND BREAK AWAY FEATURES.
- 22. ALL PATIOS, WALKS, AND DRIVES TO SLOPE AWAY FROM BUILDING AND GARAGES AT A MINIMUM SLOPE OF
- 1/4" PER FOOT UNLESS SPECIFIED OTHERWISE. 23. TRENCH BEDDING AND SHADING SHALL BE FREE OF ROCKS AND DEBRIS.
- 24. THE TOWN ONLY APPROVES THE SCOPE OF WORK AND NOT THE ENGINEERING DESIGN. ANY CONSTRUCTION
- QUANTITIES SHOWN ARE NOT VERIFIED BY THE TOWN. 25. THE APPROVAL OF THE PLANS IS VALID FOR 180 DAYS. IF A PERMIT FOR CONSTRUCTION HAS NOT BEEN
- ISSUED WITHIN 180 DAYS, THE PERMIT MUST BE RENEWED. 26. A TOWN INSPECTOR WILL INSPECT ALL WORK WITHIN THE TOWN'S RIGHTS-OF-WAY. NOTIFY TOWN INSPECTION
- SERVICES TO SCHEDULE A PRECONSTRUCTION MEETING PRIOR TO STARTING CONSTRUCTION.
- 27. WHENEVER EXCAVATION IS NECESSARY, CALL ARIZONA811 BY DIALING 811 or 602-263-1100, TWO (2)
- WORKING DAYS BEFORE EXCAVATION BEGINS.
- 28. EXCAVATIONS SHALL COMPLY WITH REQUIREMENTS OF OSHA EXCAVATION STANDARDS (29 CFR, PART 1926, SUBPART P). UNDER NO CIRCUMSTANCES WILL THE CONTRACTORS BE ALLOWED TO WORK IN A TRENCH LOCATED WITHIN THE TOWN'S RIGHT-OF-WAY WITHOUT PROPER SHORING OR EXCAVATION METHODS.
- 29. PERMIT HOLDER SHALL POST A 6 SQUARE FOOT (2'X3') IDENTIFICATION SIGN, MADE OF DURABLE MATERIAL, IN THE FRONT YARD OF SUBJECT PROPERTY AND NOT IN THE TOWN'S RIGHT-OF-WAY. THE SIGN MAY NOT EXCEED A MAXIMUM OF 6 FEET IN HEIGHT FROM GRADE TO TOP OF THE SIGN. THE SIGN MUST INCLUDE THE PERMITTEE OR COMPANY NAME, PHONE NUMBER. TYPE OF WORK, ADDRESS OF PROJECT AND
- TOWN CONTACT NUMBER, 480-348-3556. 30. WHEN DEEMED NECESSARY, A 6-FOOT HIGH CHAIN LINK FENCE MUST BE INSTALLED AROUND THE CONSTRUCTION AREA TO PREVENT ANY POTENTIAL SAFETY HAZARD FOR THE PUBLIC. THE FENCE SHALL BE SETBACK AT LEAST 10 FEET FROM ALL RIGHTS-OF-WAY AND HAVE A 50-FOOT STREET CORNER SITE
- TRIANGLE WHERE APPLICABLE. CLEAR ACCESS FOR NEIGHBORING PROPERTIES AND EMERGENCY VEHICLES MUST BE MAINTAINED AT ALL TIMES. CONSTRUCTION RELATED VEHICLES MUST BE LEGALLY PARKED ONLY ON ONE SIDE OF THE STREET OR
- 32. ALL CONSTRUCTION DEBRIS AND EQUIPMENT MUST BE CONTAINED ON SITE AT ALL TIMES. CONTRACTOR AND PROPERTY OWNER MUST MAINTAIN THE JOB SITE FREE OF LITTER AND UNSIGHTLY MATERIALS AT ALL
- TIMES. CONSTRUCTION MATERIALS ARE PROHIBITED IN THE TOWN'S RIGHT-OF-WAY. 33. CONSTRUCTION ACTIVITIES ARE PERMITTED BETWEEN THE HOURS OF 7 AM AND 5 PM MONDAY THROUGH CONSTRUCTION ACTIVITIES MAY START ONE (1) HOUR EARLIER DURING THE SUMMER (MAY 1ST THROUGH
- 34. THE USE AND OPERATION OF FUEL-FIRED GENERATORS IS PROHIBITED UNLESS DUE TO A HARDSHIP. TOWN
- APPROVAL SHALL BE REQUIRED. 35. THE CONTRACTOR AND PROPERTY OWNER SHALL BE LIABLE FOR ANY DAMAGE DONE TO ANY PUBLIC PROPERTY AS A RESULT OF ANY CONSTRUCTION OR CONSTRUCTION RELATED ACTIVITIES. NO CERTIFICATE OF OCCUPANCY WILL BE ISSUED UNTIL ALL AFFECTED RIGHTS-OF-WAY ARE CLEANED AND/OR REPAIRED TO THEIR ORIGINAL CONDITION AND UNTIL ANY AND ALL DAMAGES TO AFFECTED PROPERTIES ARE RESTORED TO
- ORIGINAL CONDITION. 36. A KEYED SWITCH SHALL BE REQUIRED ON ALL NEW AND EXISTING ELECTRIC ENTRY GATES. THE KEYED SWITCH SHALL BE INSTALLED IN A LOCATION THAT IS READILY VISIBLE AND ACCESSIBLE. KNOX BOX ORDER FORMS ARE AVAILABLE AT THE TOWN'S BUILDING SAFETY DEPARTMENT.
- 37. PROPERTY OWNER, BUILDER, OR GENERAL CONTRACTOR WILL BE RESPONSIBLE FOR CONTROLLING DUST FROM THE SITE AT ALL TIMES. ALL MEANS NECESSARY SHALL BE USED BY THE BUILDER OR GENERAL CONTRACTOR TO CONTROL THE EXISTENCE OF DUST CAUSED BY ANY EARTHWORK, SPRAY APPLICATION OF MATERIALS, OR
- OTHER DUST-CAUSING PRACTICES REQUIRED BY THE CONSTRUCTION PROCESS. 38. APPROVAL OF THESE PLANS ARE FOR PERMIT PURPOSES ONLY AND SHALL NOT PREVENT THE TOWN FROM REQUIRING CORRECTION OF ERRORS IN THE PLANS WHERE SUCH ERRORS ARE SUBSEQUENTLY FOUND TO BE IN VIOLATION OF ANY LAW, ORDINANCE, HEALTH, SAFETY, OR OTHER DESIGN ISSUES.
- 39. ALL DRAINAGE PROTECTIVE DEVICES SUCH AS SWALES, INTERCEPTION DITCHES, PIPES PROTECTIVE BERMS, CONCRETE CHANNELS OR OTHER MEASURES DESIGNED TO PROTECT PROPOSED AND EXISTING IMPROVEMENTS FROM RUNOFF OR DAMAGE FROM STORM WATER, MUST BE CONSTRUCTED PRIOR TO THE CONSTRUCTION OF ANY IMPROVEMENTS.

## **ENGINEERS NOTES**

- 1. MARICOPA ASSOCIATION OF GOVERNMENTS (M.A.G.) UNIFORM STANDARD SPECIFICATIONS AND DETAILS FOR PUBLIC WORKS CONSTRUCTION (LATEST EDITION INCLUDING LATEST REVISION AND CURRENT SUPPLEMENTS THEREOF PER THE LOCAL TOWN OR CITY) ARE INCORPORATED INTO THIS PLAN IN THEIR ENTIRETY.
- ALL WORK REQUIRED TO COMPLETE THE CONSTRUCTION COVERED BY THIS PLAN SHALL BE IN ACCORDANCE WITH THE M.A.G. STANDARD SPECIFICATIONS AND DETAILS AND CURRENT SUPPLEMENTS THEREOF PER THE LOCAL CITY OR TOWN UNLESS SPECIFIED OTHERWISE IN THESE PLANS OR ELSEWHERE IN THE CONTRACT DOCUMENTS. CONTRACTORS SHALL FAMILIARIZE THEMSELVES WITH ALL REQUIRED STANDARD SPECIFICATIONS, DETAILS AND SUPPLEMENTS PRIOR TO BIDDING THE WORK FOR THE CONSTRUCTION COVERED BY THIS PLAN.
- GRADING SHALL BE IN CONFORMANCE WITH 2018 IBC SEC. 1803 AND APPENDIX J.
- 5% MINIMUM SLOPE AWAY FROM BUILDING FOR A MINIMUM 10', U.N.O. 5. ALL CONSTRUCTION SHALL CONFORM TO THE LATEST MARICOPA ASSOCIATION OF GOVERNMENTS (M.A.G.)
- SPECIFICATIONS AND STANDARD DETAILS. 6. A DUST CONTROL PLAN MEETING THE REQUIREMENTS OF RULE 310 OF THE MARICOPA COUNTY AIR POLLUTION
- CONTROL REGULATIONS, AS AMENDED, IS REQUIRED. A SEPARATE PERMIT IS NECESSARY FOR ANY OFFSITE CONSTRUCTION.
- AN APPROVED GRADING AND DRAINAGE PLAN SHALL BE ON THE JOB SITE AT ALL TIMES. DEVIATIONS FROM THE PLAN MUST BE PRECEDED BY AN APPROVED PLAN REVISION.
- ALL DRAINAGE PROTECTIVE DEVICES SUCH AS SWALES, INTERCEPTOR DITCHES, PIPES, PROTECTIVE BERMS, BARRIER WALLS, CONCRETE CHANNELS OR OTHER MEASURES DESIGNED TO PROTECT ADJACENT BUILDINGS OR PROPERTY FROM STORM RUNOFF MUST BE COMPLETED PRIOR TO BUILDING CONSTRUCTION.
- 10. ALL STRUCTURES AND LANDSCAPING WITHIN THE SIGHT VISIBILITY TRIANGLE SHALL HAVE A 2 FOOT MAXIMUM 11. ALL PATIOS, WALKS, AND DRIVES TO SLOPE AWAY FROM BUILDING AND GARAGES AT A MINIMUM SLOPE OF 1/4" PER FOOT UNLESS SPECIFIED OTHERWISE. ALL LAWN AREAS ADJOINING WALKS OR SLABS WILL BE GRADED TO 2" BELOW THE TOP OF SLAB. TYPICAL FINISHED GRADE AROUND PERIMETER OF BUILDING IS MINUS 6"
- BELOW FINISHED FLOOR UNLESS SPECIFIED OTHERWISE. 12. ALL MATERIAL TO BE UNDER SLABS AND WALKS SHALL BE COMPACTED TO NOT LESS THAN 95% PER ASTM
- 13. THE QUANTITIES AND SITE CONDITIONS DEPICTED IN THESE PLANS ARE FOR INFORMATIONAL PURPOSES ONLY AND ARE SUBJECT TO ERROR AND OMISSION. CONTRACTORS SHALL SATISFY THEMSELVES AS TO ACTUAL QUANTITIES AND SITE CONDITIONS PRIOR TO BIDDING THE WORK FOR THE CONSTRUCTION COVERED BY THIS
- 14. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND COMPLYING WITH ALL PERMITS REQUIRED TO COMPLETE
- ALL WORK COVERED BY THIS PLAN. 15. THE CONTRACTOR IS RESPONSIBLE FOR ALL METHODS, SEQUENCING, AND SAFETY CONCERNS ASSOCIATED WITH
- THIS PROJECT DURING CONSTRUCTION, UNLESS SPECIFICALLY ADDRESSED OTHERWISE IN THIS PLAN OR 16. A REASONABLE EFFORT HAS BEEN MADE TO SHOW THE LOCATIONS OF EXISTING UNDERGROUND FACILITIES AND UTILITIES IN THE CONSTRUCTION AREA. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO UTILITIES AND/OR FACILITIES CAUSED DURING THEIR CONSTRUCTION OPERATIONS. THE CONTRACTOR SHALL CALL 48
- HOURS IN ADVANCE FOR BLUE STAKE (1-800-STAKE-IT) PRIOR TO ANY EXCAVATION. 17. THE CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION OF CONSTRUCTION AFFECTING UTILITIES AND THE

COORDINATION OF ANY NECESSARY UTILITY RELOCATION WORK.

- 18. ALL PAVING, GRADING, EXCAVATION, TRENCHING, PIPE BEDDING, CUT, FILL AND BACKFILL SHALL COMPLY WITH THE RECOMMENDATIONS SET FORTH IN THE SOILS (GEOTECHNICAL) REPORT FOR THIS PROJECT IN ADDITION TO THE REFERENCED REQUIRED SPECIFICATIONS AND DETAILS.
- 19. THE CONTRACTOR IS TO VERIFY THE LOCATION AND THE ELEVATIONS OF ALL EXISTING UTILITIES AT POINTS OF TIE-IN PRIOR TO COMMENCING ANY NEW CONSTRUCTION. SHOULD ANY LOCATION OR ELEVATION DIFFER FROM THAT SHOWN ON THESE PLANS, THE CONTRACTOR SHALL CONTACT THE OWNER'S AGENT.
- 20. CONTRACTOR TO VERIFY AND COORDINATE ALL DIMENSIONS AND SITE LAYOUT WITH ARCHITECTURE'S FINAL SITE PLAN AND FINAL BUILDING DIMENSIONS BEFORE STARTING WORK. REPORT DISCREPANCIES TO OWNER'S AGENT.
- 21. COORDINATION BETWEEN ALL PARTIES IS ESSENTIAL PART OF CONTRACT. 22. CONTRACTOR IS RESPONSIBLE FOR PROJECT AND SITE CONDITIONS. AND TO WORK WITH WEATHER CONDITIONS AS THE PROJECT SITE MAY BE LOCATED IN A FLOOD PRONE AREA AND SUBJECT TO FLOODING AND ITS
- 23. THE CONTRACTOR IS TO VERIFY THE LOCATION, ELEVATION, CONDITION, AND PAVEMENT CROSS-SLOPE OF ALL EXISTING SURFACES AT POINTS OF TIE-IN AND MATCHING, PRIOR TO COMMENCEMENT OF GRADING, PAVING, CURB AND GUTTER, OR OTHER SURFACE CONSTRUCTION. SHOULD EXISTING LOCATIONS, ELEVATIONS, CONDITION, OR PAVEMENT CROSS-SLOPE DIFFER FROM THAT SHOWN ON THESE PLANS, RESULTING IN THE DESIGN INTENT REFLECTED ON THESE PLANS NOT ABLE TO BE CONSTRUCTED. THE CONTRACTOR SHALL NOTIFY THE OWNER'S AGENT IMMEDIATELY FOR DIRECTION ON HOW TO PROCEED PRIOR TO COMMENCEMENT OF CONSTRUCTION. THE CONTRACTOR ACCEPTS RESPONSIBILITY FOR ALL COSTS ASSOCIATED WITH CORRECTIVE ACTION IF THESE PROCEDURES ARE NOT FOLLOWED.
- 24. CONTRACTOR IS RESPONSIBLE TO COORDINATE UTILITY CROSSINGS AT CULVERT CROSSINGS BEFORE STARTING WORK ON CULVERT. COORDINATE WITH OWNER REPRESENTATIVE. VERIFY UTILITY LINES AND/OR CONDUITS ARE IN PLACE BEFORE STARTING CULVERT WORK.
- 25. ALL ON-SITE UTILITIES PER OTHERS.
- 26. THIS PROJECT REQUIRES A REGULAR ONGOING MAINTENANCE PROGRAM FOR THE DESIGNED DRAINAGE SYSTEM(S) TO PRESERVE THE DESIGN INTEGRITY AND THE ABILITY TO PERFORM ITS OPERATIONAL INTENT. FAILURE TO PROVIDE MAINTENANCE WILL JEOPARDIZE THE DRAINAGE SYSTEM(S)' PERFORMANCE AND MAY LEAD TO IT'S INABILITY TO PERFORM PROPERLY AND/OR CAUSE DAMAGE ELSEWHERE IN THE PROJECT.
- 27. IF A DISCREPANCY IS FOUND BETWEEN ENGINEER'S PLAN OR SURVEYOR'S STAKING AND THE ARCHITECTURAL PLAN. ENGINEER SHALL BE NOTIFIED IMMEDIATELY. FAILURE TO NOTIFY ENGINEER SHALL NEGATE ENGINEER'S
- 28. ALL DISTURBED AREAS ARE TO BE ROPED AND ROPING MUST MATCH PLAN.
- 29. VEGETATION OUTSIDE OF CONSTRUCTION AREA TO REMAIN. 30. AREAS OUTSIDE THE WALL AND CUT AND FILL SLOPES SHALL BE REVEGETATED WITH SIMILAR PLANT TYPES
- AND DENSITIES FOUND ON THE SITE. REVEGETATION SHALL BE COMPLETED PRIOR TO OCCUPANCY AND THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- 31. MECHANICAL EQUIPMENT SHALL BE SCREENED TO A MINIMUM OF ONE FOOT ABOVE TOP OF EQUIPMENT.
- 32. ANY FUTURE IMPROVEMENTS SHOWN HEREON SHALL REQUIRE A SEPARATE PERMIT. 33. ANY POINTS OF DRAINAGE CONCENTRATION SHOULD BE PROTECTED AGAINST EROSION WITH NATIVE STONE. 34. THIS PLAN IS DESIGNED TO SHOW SITE GRADING AND DRAINAGE CONTRACTOR SHALL USE THE ARCHITECTURAL
- SITE PLAN TO DETERMINE FINAL HOUSE, WALL, STEP, ETC., LOCATIONS AND ELEVATIONS. 35. ALL DRAINAGE FACILITIES TO BE MAINTAINED BY HOMEOWNER.
- 36. SEE ARCHITECTURAL AND STRUCTURAL PLANS FOR SITE AND RETAINING WALLS LAYOUT, DIMENSIONS, AND DETAILS. TOP OF FOOTING ELEVATIONS SHOWN IN PLAN ARE APPROXIMATE ONLY. ACTUAL TOP OF FOOTINGS TO BE DETERMINED AT TIME OF CONSTRUCTION AND TO BE A MINIMUM OF SIX INCHES BELOW EXISTING NATURAL GRADE OR FINISHED GRADE WHICHEVER IS LOWER (TYPICAL).
- 37. REFER TO ARCHITECTURAL DRAWINGS FOR BUILDING LAYOUT, DIMENSIONS AND ELEVATIONS.
- 38. REFER TO STRUCTURAL DRAWINGS, DETAILS AND CALCULATIONS FOR ALL PROPOSED RETAINING WALLS. 39. FOR CHANGE IN ELEVATION THAT ARE GREATER THAN 30", PROVIDE 36" HIGH GUARDRAILS FOR TOTAL OF 42" FALL PROTECTION BARRIER U.N.O.
- 40. ALL WATER AND SEWER LINES AND CONNECTIONS MUST BE INSTALLED PER IPC 2015, MAG AND CITY OF PHOENIX SUPPLEMENT TO MAG.
- 41. ALL PIPES AND FITTINGS SHALL BE INSTALLED PER MANUFACTURE'S SPECIFICATIONS AND DETAILS. 42. ABANDONMENT OR REMOVAL OF EXISTING SEPTIC SYSTEMS SHALL BE PERFORMED IN ACCORDANCE WITH THE MARICOPA COUNTY ENVIRONMENTAL SERVICES DEPARTMENT RULES AND STANDARDS, AND WILL REQUIRE SEPARATE PERMIT.
- 43. COORDINATE RIPRAP COLOR WITH LANDSCAPE PLANS AND DETAILS.

COORDINATION BETWEEN THE PROJECT STAKEHOLDERS.

- 44. VERIFY AND COORDINATE WITH ARCHITECTURAL AND LANDSCAPE PLANS LOCATION AND HEIGHT OF ALL SITE
- 45. REFER TO ARCHITECTURAL PLANS AND DETAILS FOR DEMOLITION OF EXISTING BUILDING STRUCTURE, SITE WALLS AND PAVEMENT.
- 46. VERIFY AND COORDINATE WITH LANDSCAPE PLANS FINAL LOCATION AND GRATE TYPE OF SPECIFIED AREA DRAINS AND TRENCH DRAINS. 47. CONTRACTOR TO COORDINATE ALL ELEVATIONS OF RETAINING, FREE STANDING AND STEM WALLS WITH ARCHITECT, LANDSCAPE ARCHITECT AND STRUCTURAL ENGINEER. LDG ASSUMES NO LIABILITY FOR LACK OF

## **LEGEND** SHEET INDEX COVER SHEET FOUND REBAR OR AS NOTED

NOTHING FOUND OR SET

MONUMENT LINE

WATER METER

FIRE HYDRANT

WATER VALVE

**TRANSFORMER** 

CABLE TV RISER

COMMUNICATIONS LINE

EXIST. DRAINAGE FLOW

EXIST. SPOT ELEVATION

CATV, PHONE

WATER LINE

-1365\_ - EXISTING CONTOUR

TREE

BUILDING SETBACK LINE

MARICOPA COUNTY RECORDER

EDGE OF PAVEMENT

**ABBREVIATIONS** 

EL. ELEV ELEVATION

EX, EXIST. EXISTING

P, PVMT PAVEMENT

(R), REC.

CALCULATED

GUTTER, GAS

MEASURED

RECORDED

RIGHT OF WAY

WATER METER

WEST. WATERLINE

TANGENT, TELEPHONE

**RADIUS** 

TELECOMMUNICATIONS PEDISTAL

## **GRADING SPECIFICATIONS** IRRIGATION CONTROL BOX

- AND WILL BE PERFORMED ACCORDINGLY.
- OF CONSTRUCTION. CONCERNING PREPARATION OF GROUND TO RECEIVE FILLS, TESTING AND REQUIRED COMPACTION STABILITY OF ALL FINISH SLOPES INCLUDING CUT SLOPES.
- COMPACTION SHALL COMPLY WITH M.A.G. SECTION 601 AND PROVISIONS AS SET FORTH IN THE APPROVED GEOTECHNICAL REPORT.
- CUT AND FILL SLOPES SHALL BE PER THE APPROVED GEOTECHNICAL REPORT 5. ANY RETAINING WALLS ADJACENT TO THE PROPERTY LINES WILL BE UNDER THE SCOPE OF SPECIAL INSPECTION BY THE SOILS ENGINEER. THE DEVELOPER SHALL NOTIFY THE ADJOINING
- 5. THE USE OF HYDRAULIC RAM HAMMERS AND HEAVY EQUIPMENT SHALL BE LIMITED TO USE BETWEEN THE HOURS OF 7:00AM AND 6:00PM MONDAY THROUGH FRIDAY WITH NO WORK ON

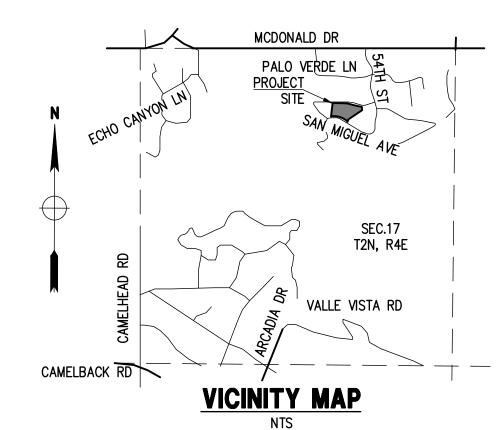
- 1. CONSTRUCTION WITHIN THE TOWN'S RIGHT-OF-WAY SHALL CONFORM TO THE LATEST APPLICABLE MARICOPA ASSOCIATION OF GOVERNMENTS (M.A.G.) UNIFORM STANDARD
- 2. COMPACTION SHALL COMPLY WITH M.A.G. SECTION 601.
- 3. OBSTRUCTIONS TO PROPOSED IMPROVEMENTS IN THE RIGHT-OF-WAY SHALL BE REMOVED OR RELOCATED BEFORE BEGINNING CONSTRUCTION OF THE PROPOSED IMPROVEMENTS.
- COP LOW VOLUME MIX 3" AC ON 6" AB MINIMUM REQUIRED OR MATCH EXISTING, WHICHEVER IS GREATER. CRACK SEAL JOINTS. CURB AND GUTTER REPLACEMENT SHALL BE A MINIMUM OF ONE (1) FULL SECTION, PER M.A.G.
- PER M.A.G. STANDARD DETAIL 230. 5. CONCRETE SIDEWALKS SHALL BE DAVIS SAN DIEGO BUFF COLOR OR APPROVED EQUAL. VERIFY WITH TOWN INSPECTOR FOR REQUIRED COLOR OF CONCRETE PRIOR TO COMMENCEMENT OF THE
- 6. WATER VALVES AND SEWER MANHOLES SHALL HAVE A BLACK CONCRETE COLLAR.
- SHALL NOT BE REMOVED WITHOUT APPROVAL OF THE TOWN.

## C-2 PAVING PLAN

- 1. EXCAVATION AND GRADING OF THIS SITE IS CLASSIFIED AS "ENGINEERED GRADING" PER 2018 I.B.C
- 2. THE CONTRACTOR WILL RETAIN A SOILS ENGINEER DURING CONSTRUCTION TO INSPECT PROGRESS
- PROPERTY OWNERS IN WRITING, TEN DAYS PRIOR TO START OF CONSTRUCTION ON THESE WALLS PER SECTION 2903-B OF I.B.C. THE DEVELOPER WILL HAVE TO PROVIDE MEANS OF PROTECTION
- OF ADJACENT PROPERTY WHILE THIS WORK IS UNDER CONSTRUCTION.

## **TOWN OF PARADISE VALLEY PAVING NOTES**

- SPECIFICATIONS AND DETAILS.
- 4. PAVEMENT REPLACEMENT THICKNESS AND TYPE ARE TO BE PER M.A.G. SECTION 336. (1/2"
- STANDARD DETAIL 220. SIDEWALK REPLACEMENT SHALL BE A MINIMUM OF ONE (1) FULL PANEL
- 7. TREES AND SHRUBBERY IN THE RIGHT-OF-WAY THAT CONFLICT WITH PROPOSED IMPROVEMENTS



## OWNER KATE & JOSEPH HOGAN 5338 E SAN MIGUEL AVE..

PARADISE VALLEY, AZ 85253

## PARENT SITE DATA

172-47-086 ADDRESS: 5338 E SAN MIGUEL AVE.. PARADISE VALLEY, AZ 85253 ZONING: R-43 (HILLSIDE) LOT AREA: 102,036 S.F (2.342 AC.)

20-40

## PARENT LEGAL DESCRIPTION

LOT 29, STONE CANYON AMENDED, ACCORDING TO BOOK 371 OF MAPS, PAGE 31, RECORDS OF MARICOPA COUNTY, ARIZONA.

EXCEPT ALL COAL AND OTHER MINERALS, AS RESERVED IN THE PATENT.

## **BASIS OF BEARINGS**

NORTH 06 DEGREES 45 MINUTES 00 SECONDS EAST ALONG THE WEST LINE OF LOT 29, STONE CANYON AMENDED, AS RECORDED IN BOOK 371 OF MAPS, PAGE 31, RECORDS OF MARCIOPA COUNTY, ARZIONA.

## **BENCHMARK**

BRASS CAP FLUSH AT THE NORTHEAST CORNER OF THE INTERSECTION OF 56TH STREET AND MCDONALD DRIVE, HAVING AN ELEVATION OF 1417.248 (NAVD 88) DATUM.

WATER: EPCOR WATER SANITARY SEWER: SEPTIC TELEPHONE: CENTURY LINK, COX COMMUNICATIONS NATURAL GAS: SOUTHWEST GAS CABLE TV: CENTURY LINK, COX COMMUNICATIONS

## **UTILITIES NOTES**

HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THE PLAN ARE APPROXIMATE ONLY AND WILL BE FIELD VERIFIED BY CONTRACTOR PRIOR TO START OF CONSTRUCTION WORK. CALL BLUE STAKE @ (602) 263-1100.

## **NATIVE PLANTS**

ALL NATIVE PLANTS IMPACTED BY CONSTRUCTION SHALL BE RELOCATED ON SITE. SEE LANDSCAPE PLAN AND NATIVE PLANT INVENTORY AND SALVAGE PLAN.

## **AS-BUILT CERTIFICATION**

I HEREBY CERTIFY THAT THE "RECORD DRAWING" MEASUREMENTS AS SHOWN HEREON WERE MADE UNDER MY SUPERVISION OR AS NOTED AND ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

REGISTERED ENGINEER/LAND SURVEYOR

REGISTRATION NUMBER

## **APPROVAL**

THIS SET OF PLANS HAS BEEN REVIEWED FOR COMPLIANCE WITH TOWN OF PARADISE VALLEY REQUIREMENTS PRIOR TO ISSUANCE OF PERMIT. THE TOWN NEITHER ACCEPTS NOR ASSUMES ANY LIABILITY FOR ERRORS OR OMISSIONS. THIS COMPLIANCE APPROVAL SHALL NOT PREVENT THE TOWN ENGINEER FROM REQUIRING CORRECTIONS OF ERRORS OR OMISSIONS IN THE PLANS TO BE FOUND IN VIOLATION OF LAWS OR ORDINANCES.

TOWN ENGINEER TOWN OF PARADISE VALLEY

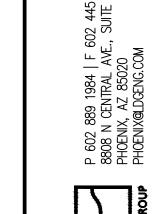
Contact Arizona 811 at least two full orking days before you begin excavati BLUE STAKE, INC. Call 811 or click Arizona811.com S  $\infty$   $\Box$ 

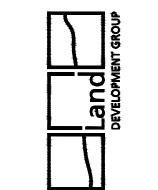
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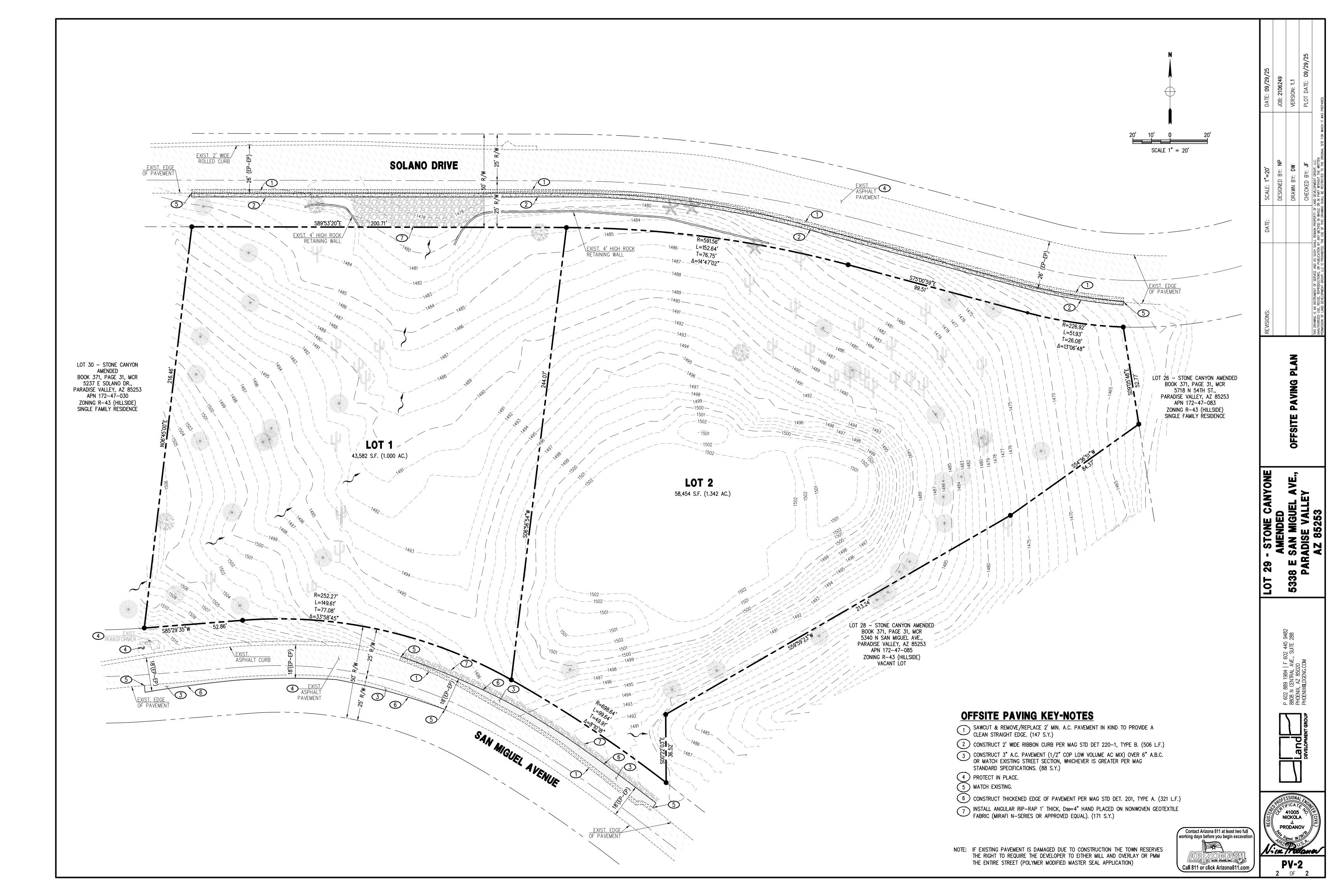
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41005 NICKOLA **PRODANOV** re Trodani

1 OF 2









## **CONSTRUCTION COST ESTIMATE**

## **OFF-SITE STREET IMPROVEMENTS CONSTRUCTION**

PROJECT: STONE CANYON AMENDED II

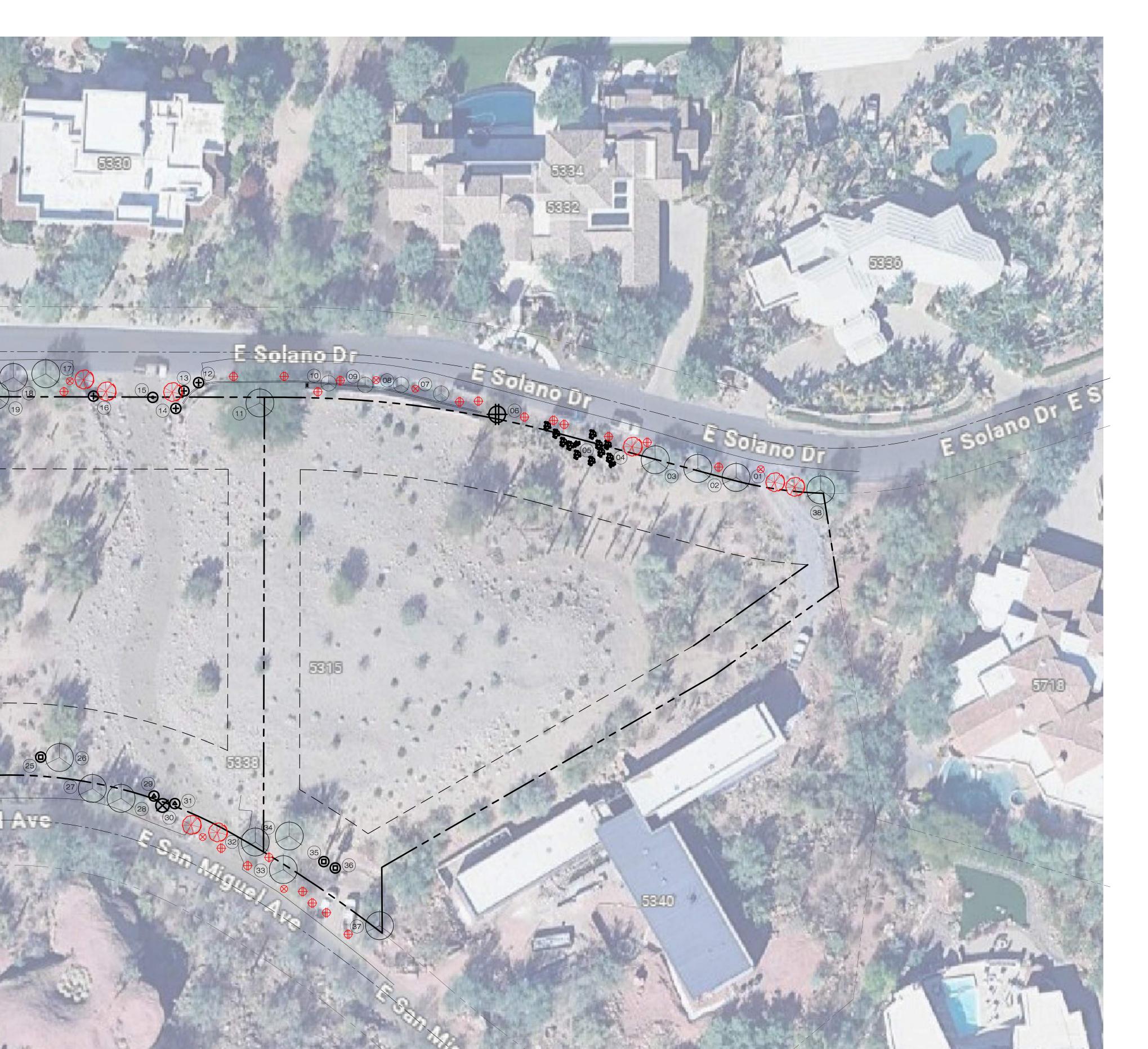
PROJECT #: 22106249

LOCATION: 5338 E San Miguel Ave, Paradise Valley, AZ CLIENT: KATE & JOSEPH HOGAN DATE: 09/25/25

ITEM NO.	MAG PAY ITEM NO.	DESCRIPTION	UNIT	UNIT COST	QUANTITY	TOTAL
1		ENGINEERING DESIGN. CONSTRUCTION STAKING. CONSTRUCTION ADMINISTRATION, POST DESIGN SERVICES (RFI ADDRESSING & AS-BUILTS).	LS	\$8,000	1	\$8,000
2	401.01000	CONSTRUCTION PHASING, MAINTANANCE, TEMPORARY TRAFFIC CONTROL	LS	\$5,000	1	\$5,000
3	109.09000	MOBILIZATION/DEMOBILIZATION	EA	\$3,000	1	\$3,000
4	107.02210	PERMITS & FEES	EA	\$3,500	1	\$3,500
5	350.07501	SAWCUT & REMOVE & REPLACE A.C. PAVEMENT (2' MIN)	SY	\$75	147	\$11,025
6	340.01120	CONSTRUCT 2' WIDE RIBBON CURB PER MAG STD DET 220-1, TYPE B.	LF	\$32	506	\$16,192
7	321.00300	INSTALL 3" A.C. PAVEMENT OVER 6" ABC OR MATCH EXISTING STREET SECTION IN KIND WHICHEVER IS GREATER.	SY	\$55	88	\$4,840
8	301.01000	EXCAVATE TO GRADE, COMPACT SUBGRADE BASE FOR NEW CONCRETE CURBING, AND ASPHALT PAVEMENT	SY	\$15	168	\$2,520
9	109.50000	INCIDENTAL PAVEMENT REPAIRS, ADJACENT LANDSCAPE REPAIRS (ENGINEER AUTHORIZED)	LS	\$5,000	1	\$5,000
COST CIVIL IMPROVEMENTS					\$59,077	
CONTINGENCY @ 10%				\$2,954		
TOTAL COST CIVIL IMPROVEMENTS				\$62,031		







## NATIVE PLAN INVENTORY

PLANT #	SPECIES	CALIPER	NOTES
01)	FOOTHILL PALO VERDE	6"	REMAIN IN PLACE
02)	FOOTHILL PALO VERDE	8'	REMAIN IN PLACE
03)	FOOTHILL PALO VERDE	17"	REMAIN IN PLACE
04)	VIOLET PRICKLY PEAR	-	REMAIN IN PLACE
05)	COW'S TONGUE PRICKLY PEAR	-	REMAIN IN PLACE
06)	CREOSOTE	-	REMAIN IN PLACE
07)	FOOTHILL PALO VERDE	<4"	REMAIN IN PLACE
(80)	FOOTHILL PALO VERDE	<4"	REMAIN IN PLACE
(09)	FOOTHILL PALO VERDE	<4"	REMAIN IN PLACE
(10)	FOOTHILL PALO VERDE	<4"	REMAIN IN PLACE
(11)	MESQUITE	100"	REMAIN IN PLACE
(12)	JUMPING CHOLLA	-	REMAIN IN PLACE
(13)	JUMPING CHOLLA	-	REMAIN IN PLACE
(14)	JUMPING CHOLLA	-	REMAIN IN PLACE
(15)	NATIVE BARREL	-	REMAIN IN PLACE
(16)	JUMPING CHOLLA	-	REMAIN IN PLACE
(17)	MESQUITE	30"	REMAIN IN PLACE
(18)	FOOTHILL PALO VERDE	10"	REMAIN IN PLACE
(19)	FOOTHILL PALO VERDE	16"	REMAIN IN PLACE
(20)	FOOTHILL PALO VERDE	12"	REMAIN IN PLACE
(21)	FOOTHILL PALO VERDE	10"	REMAIN IN PLACE
(23)	FOOTHILL PALO VERDE	12"	REMAIN IN PLACE
(24)	FOOTHILL PALO VERDE	12"	REMAIN IN PLACE
(25)	SAGUARO	-	REMAIN IN PLACE
(26)	FOOTHILL PALO VERDE	14"	REMAIN IN PLACE
(27)	FOOTHILL PALO VERDE	16"	REMAIN IN PLACE
(28)	FOOTHILL PALO VERDE	16"	REMAIN IN PLACE
(29)	ORGAN PIPE CACTUS	-	REMAIN IN PLACE
(30)	OCOTILLO	-	REMAIN IN PLACE
(31)	ORGAN PIPE CACTUS	-	REMAIN IN PLACE
(32)	MESQUITE	18"	REMAIN IN PLACE
(33)	FOOTHILL PALO VERDE	16"	REMAIN IN PLACE
(34)	FOOTHILL PALO VERDE	16"	REMAIN IN PLACE
(35)	SAGUARO	-	REMAIN IN PLACE
(36)	SAGUARO	-	REMAIN IN PLACE
(37)	IRONWOOD	16"	REMAIN IN PLACE
(38)	FOOTHILL PALO VERDE	16"	REMAIN IN PLACE

## NEW PLANT MATERIAL LEGEND

TREES	BOTANICAL/COMMON	SIZE	QTY.
	CERCIOIUM MICROPHYLLUM FOOTHILL PALO VERDE	15 GALLON	8
SHRUBS		SIZE	QTY.
$\oplus$	ENCELIA FARINOSA BRITTLEBUSH	1 GAL	20
$\otimes$	LARREA TRIDENTATA CREOSOTE	1 GAL	6

## REQUIRED PLANTING:

## SOLANO DRIVE:

TREES:

REQUIRED: 20 TREES

PROVIDED: 14 EXISTING + 6 NEW (20 TOTAL)

SHRUBS / CATUS:

REQUIRED: 25 SHRUBS

ROVIDED: 8 EXISTING + 17 NEW (25 TOTAL)

## SAN MIGUEL AVE:

TREES:

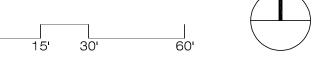
REQUIRED: 12 TREES

PROVIDED: 10 EXISTING + 2 NEW (12 TOTAL)

SHRUBS / CATUS:

REQUIRED: 15 SHRUBS

PROVIDED: 6 EXISTING + 9 NEW (15 TOTAL)



## TOWN OF PARADISE VALLEY

## Planning and Building Department Policy/Procedure

SUBJECT: Street Cross Sections Policy/Procedure #: 77

## **BACKGROUND:**

The 2012 General Plan identifies the right-of-way design standards and the following sections of the Town Code refer to right-of-way conformance:

Article 5-10: Section 5-10-7 B.& D; Section 5-10-8 F

Article 6-3: Section 6-3-2 AArticle 6-4: Section 6-4-3Article 15: Section 15-5-10

The Town is in the process of replacing the existing 2012 General Plan with the "Paradise Valley, Together 2022 General Plan" (which was adopted by Town Council on March 17, 2022 and is expected to be ratified by the voters on August 2, 2022). The 2012 General Plan included street cross sections and details that were intentionally left out of the 2022 general plan. As a result, this policy identifies the right-of-way design characteristics and cross-section information which are referenced in the Town Code.

## POLICY:

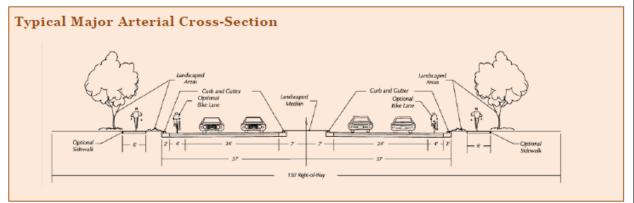
This policy outlines the design characteristics and cross sections for the different classifications of streets, as identified in the Mobility Element and Figure 10: Circulation Plan of the Paradise Valley, Together 2022 General Pan, until the Town adopts an Engineering Design Standards Manual that can more fully detail these and other design related standards.

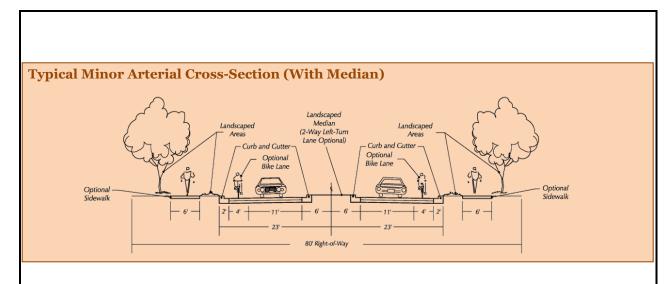
## **CLASSIFICATION, FUNCTION AND DESIGN CHARACTERISTICS:**

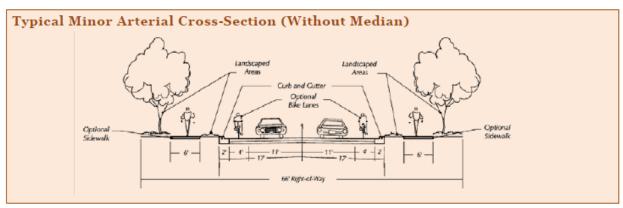
Classification	Function	Design Character (also see Cross-Sections)
Major Arterial	To provide regional unity and continuity.	<ul> <li>Channelized intersections, limited access, crossings, and stops</li> <li>Parking on rights-of-way prohibited</li> <li>Landscaped medians and rights of way</li> <li>Optional sidewalks on both sides, set back a minimum of 5 feet from traffic lanes</li> <li>Bike lanes only where necessary to interconnect bikeway system</li> <li>4 through lanes</li> <li>Full curbs and gutters</li> <li>130-foot right-of-way</li> </ul>

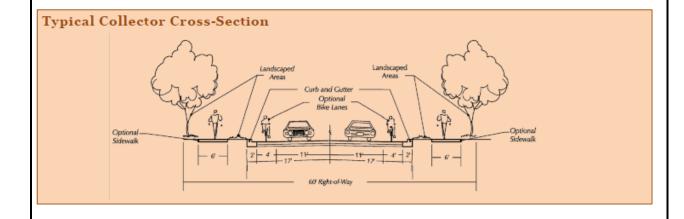
Classification	Function	Design Character (also see Cross-Sections)
Minor Arterial	To serve as main feeder streets and provide linkages between major arterials.	<ul> <li>Roundabouts encouraged for traffic control</li> <li>Stop signs, if necessary, posted on intersecting side streets</li> <li>Parking discouraged</li> <li>Optional 4' bicycle lanes on both sides</li> <li>Optional sidewalks on both sides, set back a minimum of 5 feet from traffic lanes</li> <li>Optional medians/center turn lanes</li> <li>2 through lanes</li> <li>Full curbs and gutters</li> <li>66- to 80-foot right-of-way (depending on median)</li> </ul>
Collector	To serve as main interior streets with limited through traffic, and they provide linkages into and out of local streets.	<ul> <li>Stop signs, if necessary, posted on intersecting side streets</li> <li>Optional 4' bicycle lanes on both sides</li> <li>Limited on-street parking</li> <li>Lighted signals not desirable</li> <li>Optional sidewalks on both sides, set back a minimum of 5 feet fron traffic lanes</li> <li>2 through lanes</li> <li>Curbs (vertical, rolled and ribbon)</li> <li>60-foot right-of-way</li> </ul>
Local	To serve as interior streets intended to limit through traffic and provide access to immediate residences and other properties	<ul> <li>Without bicycle lanes</li> <li>Residential streets on the slopes of Mummy Mountain, Phoenix Mountain Preserve, and Camelback Mountain may be designed with variations to minimize cuts and fills.</li> <li>2 through lanes</li> <li>50-foot right-of-way</li> <li>Local A</li> <li>Curbs</li> <li>Optional sidewalks on one side of street</li> <li>Local B</li> <li>Curbs</li> <li>No sidewalks</li> <li>Local C</li> <li>No improved curbs and gutters</li> </ul>

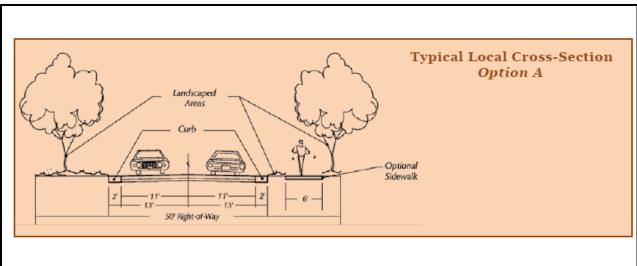
## **CROSS-SECTION DESIGNS:**

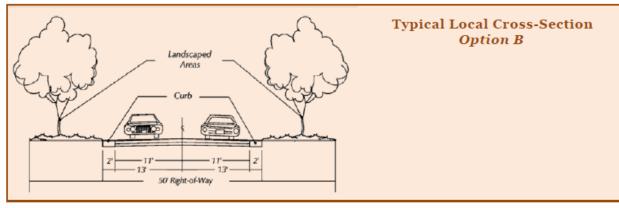


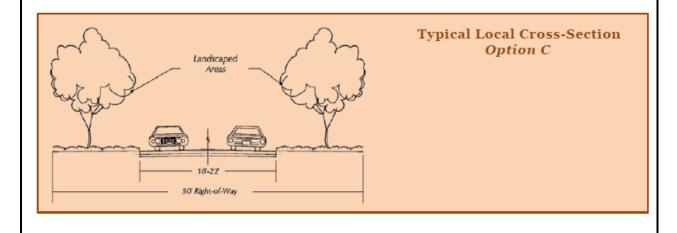












APPROVED BY: Lisa Collins

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